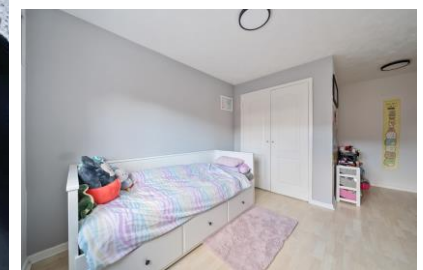




Jacaranda Close, Fareham, Hampshire, PO15 5LG

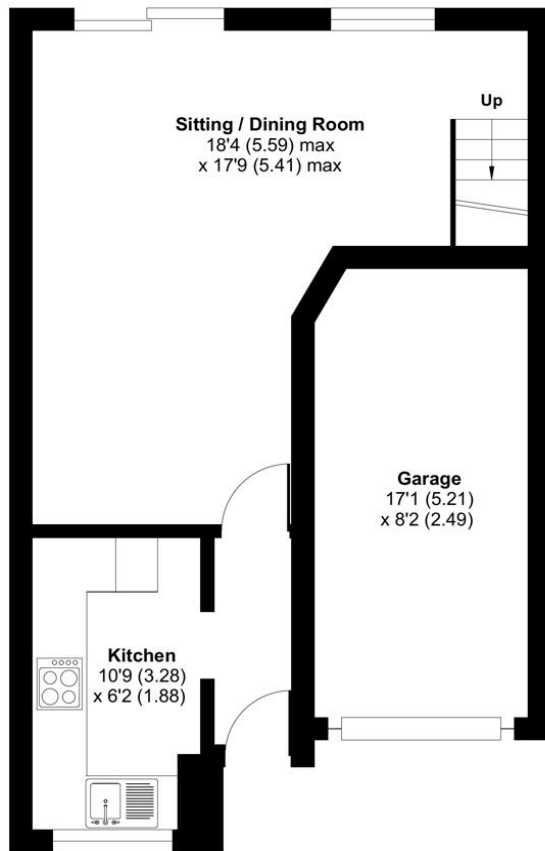


ACCOMMODATION

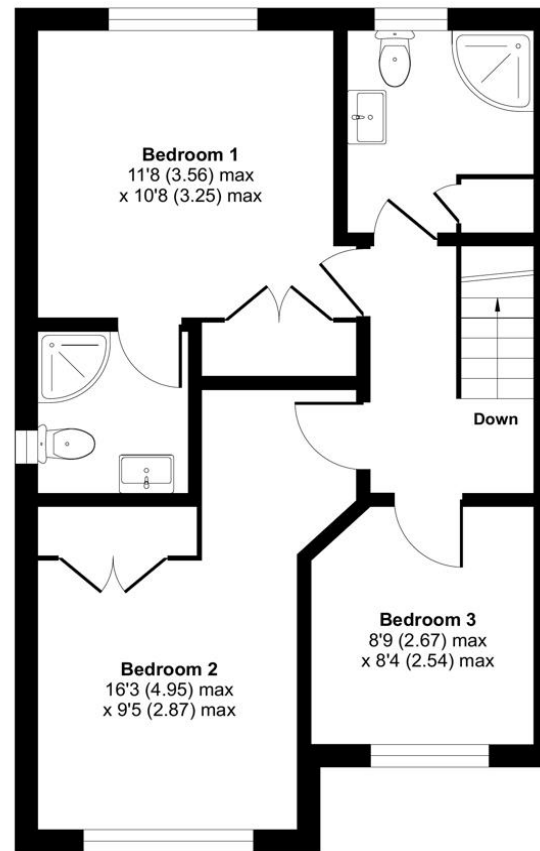
Immaculate throughout and situated in a quiet cul-de-sac backing onto a tree line is this three-bedroom family home. Not only has this property been carefully looked after and updated by the current owner but it also benefits from both a garage and driveway parking for two cars. On entering the property, you are greeted by an entrance hallway and the recently refitted kitchen to the left. The modern kitchen features, built-in oven and hob with extractor in addition to an integrated dishwasher. The light and airy lounge/diner to the rear of the property provides ample space for relaxing and socialising and benefits from sliding doors providing access to the rear garden. The first-floor hosts three bedrooms, with the principal bedroom benefitting from an en-suite shower room and built-in wardrobes. A newly installed family shower room served the remaining bedrooms. Externally the spacious rear garden has been designed for low-maintenance living and relaxing in mind. Two large decking areas provide an ideal space for al fresco dining and enjoying the sunshine. The tree line to the rear provides significant privacy and an artificial lawn allows for an easily manicured look. Further upgrades include the installation of a new combi boiler.



Approximate Area = 855 sq ft / 79.4 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 984 sq ft / 91.3 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

 **Certified Property** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. 

SITUATION

Fareham is a parish and market town in the county of Hampshire, 8 miles south of Bishop's Waltham, 12 miles to the east of Southampton and about 8 miles to the south-east of Portsmouth. Fareham station is on the South-Western railway line with links to London and across the South Coast. The parish is situated on Fareham Creek, located at the northern extremity of Portsmouth Harbour and includes the hamlets of North Fareham, Catisfield, Wallington, and Funtley.



SPECIFICATION

- Large garden
- Garage and driveway parking
- Recently refitted kitchen and family bathroom
- Lounge/diner
- En-suite to principal bedroom
- Built in wardrobes to two bedrooms
- Cul-de-sac location

LOCAL AUTHORITY

Fareham Borough Council

Council Tax Band

GUIDE PRICE

Asking Price £350,000

TENURE

Freehold